

Serial No. A/105/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

78AB 860731



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Kolkata - 700 105, Police Station - Pragati Maidan, Post Office - Dhapa, duly authorized by the **P S Group Realty Private Limited** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 28th July 2023;

I, Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Development Agreement have legal title to the land on which the development of the proposed project namely "Jadegrove Phase -I" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



[Handwritten signature]

21 AUG 2023

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SL. No..... Date. **16/11/2022**

Name :- **B. C. LAHIRI(ADVOCATE).**

ADD:-**Alipore Judges' Court Kolkata-700027.**

Rs. 10/-



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 1st February, 2028.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



PS Group Realty Pvt. Ltd.
Rachhe Shyam Banerjee
Director/Authorised Signatory

21 AUG 2023

Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 21st day



Of 2023.

PS Group Realty Pvt. Ltd.

Radhya Sreyas Sanchaia
Director/Authorised Signatory

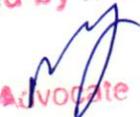
Deponent



Solemnly Affirmed & Declared
before me on identification


T. K. DEY, Notary
Alipore Judge/Police Court, Cal-27
Regd. No.-1537/2000, Govt. Of India

Identified by me


Advocate

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Nabakumar Mukhopadhyay

Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999

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